

SHIMDESIGN

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12 Whale Beach Road Avalon Beach
For Mr and Mrs Mower

10-03-20

STATEMENT OF EFFECTS

PROPERTY DESCRIPTION

Site and surrounding area

The site is 12 Whale Beach Road Avalon, Lot 43 DP 17189 and comprises an area of 553.3sq.m. and is zoned R2 Low Density Residential.
The site falls from the Whale Beach Road street frontage RL12.17 to the rear NE corner RL 10.68 and the property is surrounded by one and two storey dwellings.

Existing house

There currently stands a single storey brick and tile residence with a flat metal roof carport to the front, with access via a concrete driveway.
There is an elevated timber deck and steps to the rear of the house with a metal shed and ground level decking close to the rear boundary.

THE PROPOSAL-EXTENT OF WORKS

The proposal is to construct a second storey addition accommodating a master bedroom with WIR, bathroom and TV room. Part of the existing rear deck shall be enclosed to extend the kitchen and the remaining deck shall be roofed to provide solar and all weather protection and recreation adjacent the living rooms. A covered deck shall be constructed to define the front entry.
The metal carport shall be demolished, and a free standing double carport built (partly forward of the 6.5m front building line)

LOCALITY SPECIFIC DEVELOPMENT CONTROLS - AVALON

Colours and Materials

The extension shall be sympathetic to the original house with painted FC weatherboard cladding and a "Windspray" Colorbond roof.

Pittwater 21 DCP D1.8 Front Building Line

The front setback does not strictly comply with the numerical controls (6.5m required) but achieves the outcomes.

The bulk and scale is minimal, being an open light weight double carport and only 36m². The facade is articulated with a covered entry verandah to add interest and provide aesthetic appeal. The roof is hipped and lies lower than the existing ridge line.

There are no view sharing issues. The streetscape and desired future character of the locality is maintained.

Existing high paling fences and landscaping maintain reasonable privacy and amenity. Solar access and privacy to well located outdoor recreation spaces is maintained.

The adjoining property to the East, No. 14 Whale Beach Road has an approved double carport in front of the 6.5m building line, close to the front boundary. There are many precedents in this street and the surrounding streets with carports close to the front boundary as the blocks are relatively narrow and irregular shaped.